



Cross Keys Estates

Opening doors to your future



First & Second Floor Maisonette 16 Oxford Place
Plymouth, PL1 5AJ

Offers In Excess Of £145,000 Leasehold - Share of Freehold



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Cross Keys Estates is pleased to present this beautifully refurbished Georgian apartment located in the heart of Plymouth, on Oxford Place. This charming property boasts a spacious sitting room that is perfect for relaxation and entertaining. The modern fitted kitchen/dining room is designed for both functionality and style, making it an ideal space for culinary enthusiasts. The apartment features two generously sized bedrooms, providing ample space for rest and privacy. A contemporary family bathroom, along with a separate toilet, adds to the convenience of this well-thought-out layout. One of the standout features of this property is the walk-in wardrobe, offering excellent storage solutions. Additional benefits include UPVC double glazing and gas central heating, ensuring comfort throughout the year. The property is available with no onward chain, making it an attractive option for those looking to move quickly.

- Large First & Second Floor Maisonette
- Fully Refurbished Throughout
- Modern Fitted Kitchen & Bathroom
- Available To Purchase Chain Free
- uPVC Double Glazing, Central Heating
- Convenient City Centre Location
- Two Large Double Bedrooms
- Exceptional Size Sitting Room
- Minutes From University / Train / City
- Early Viewing Recommended, EPC=D65



Cross Keys Estates

As one of Plymouth's leading QUALIFIED estate agents for over two decades, we are proud to have been offering our multi award winning customer service since day one. If you are currently on the market or you are thinking of putting your property on the market, why not give us a call, you will not be disappointed. 98% of our clients recommend us to their friends and family and our results, when it comes to sales, are unrivalled.

Plymouth

Plymouth, Britain's Ocean City, is one of Europe's most vibrant waterfront cities. Located in one of the most beautiful locations imaginable, Plymouth is sandwiched between the incredible South West coastline and the wild beauty of Dartmoor National Park. Plymouth is 37 miles south-west of Exeter and 190 miles west-south-west of London, between the mouths of the rivers Plym to the east and Tamar to the west where they join Plymouth Sound to form the boundary with Cornwall, it is also home to one of the most natural harbours in the world. To the North of Plymouth is Dartmoor National Park, extending to over 300 square miles, which provides excellent recreational facilities.

The city is home to more than 260,000 people, making it the 30th most populated city in the United Kingdom and the second-largest city in the South West, after Bristol and has a full range of shopping, educational and sporting facilities. There is mainline train service to London (Paddington) and to Penzance in West Cornwall.

There's everything that you would expect to find in a cool, cultural city, with great shopping, arts and entertainment. But there's also hundreds of years of history to uncover, from Sir Francis Drake and the Spanish Armada to the Mayflower sailing in 1620, to a city rebuilt following the Blitz during World War II. With easy access to Exeter and its International Airport and a mainline train station giving direct access to London and a ferry port offering sea crossings to both France and Spain.

Plymouth is governed locally by Plymouth City Council and is represented nationally by three MPs. Plymouth's economy remains strongly influenced by shipbuilding and seafaring including ferry links to Brittany and Spain, but has tended toward a university economy since the early 2000's. It has the largest operational naval base in Western Europe – HMNB Devonport.

City Centre

Oxford Place is a peaceful yet convenient street being just a stones throw away from Plymouth City Centre itself and in close proximity to a wealth of local amenities. This superb location allows the property direct access into the city centre which is just a few minutes walk away along with Plymouth Train Station which is also just a short distance away. Numerous bus routes operate nearby giving access to many areas across Plymouth. On the corner of Ashley Place and North Road West is a useful convenience store.

More Property Information

The prime location of this apartment is a significant draw, with a wealth of local amenities just a short stroll away. The train station, university, and schools are all within easy reach, making it an excellent choice for first-time buyers, those looking to downsize, or investors seeking a lucrative rental opportunity.

In summary, this immaculately presented apartment combines modern living with the charm of Georgian architecture, all set in a vibrant and convenient location. It is a fantastic opportunity not to be missed.

Entrance Hallway

Sitting Room

11'10" x 18'4" (3.60m x 5.58m)

Kitchen / Diner

12'2" x 9'5" (3.71m x 2.87m)

Primary Bedroom

17'9" x 18'4" (5.42m x 5.58m)

Bedroom 2

12'8" x 12'1" (3.86m x 3.69m)

Bathroom

Cross Keys Estates Lettings Department

Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

Financial Services

Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 20 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment mortgages. Please get in touch to arrange a free, no obligation appointment to see how they can help you. Tel. 01752 255905, Email. sarah.millman@pn-fs.co.uk

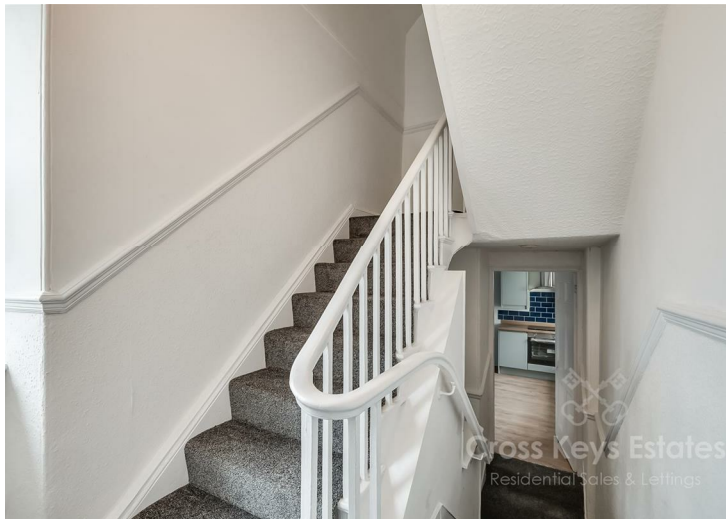
Lease Details

Tenure - Leasehold/ Share of Freehold 50/50

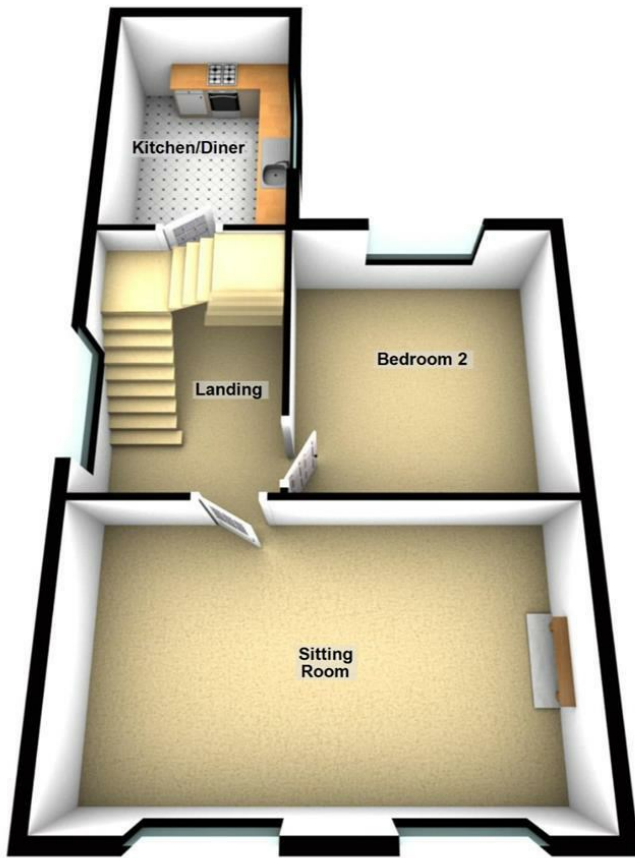
Lease length - 999 Years

Ground Rent - N.a

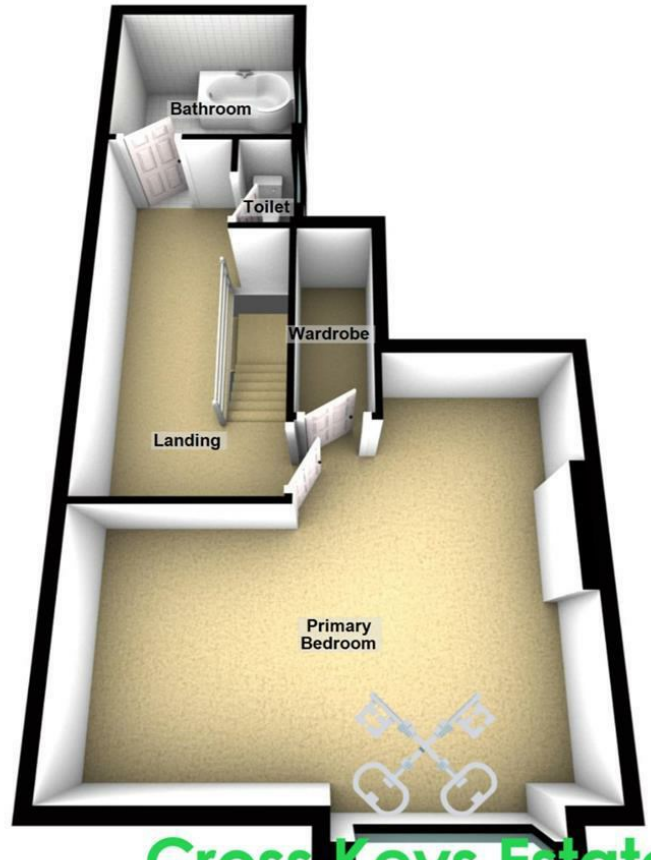
Service Charge - N.a (As and when required)



First Floor



Second Floor



Cross Keys Estates
Residential Sales & Lettings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	79
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Council Tax Band A



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